

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request for a rear yard setback variance from 30 feet to 12 feet for a proposed sunroom addition in the R-1A (Single-Family Dwelling District); (Eleanor Ellison, Applicant).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Ian Sikonia **EXT.** 7398

Agenda Date 2/27/06 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** the request for a rear yard setback variance from 30 feet to 12 feet for a proposed sunroom addition in the R-1A (Single-Family Dwelling District); or
2. **DENY** the request for a rear yard setback variance from 30 feet to 12 feet for a proposed sunroom addition in the R-1A (Single-Family Dwelling District); or
3. **CONTINUE** the request to a time and date certain.

| | |
|-----------------------------|--|
| GENERAL INFORMATION | APPLICANT: Eleanor Ellison LOCATION: 908 Logenberry Trail ZONING: R-1A (Single-Family Dwelling District) |
| BACKGROUND / REQUEST | <ul style="list-style-type: none"> • The applicant proposes to construct a sunroom addition that would encroach 18 feet into the minimum 30 foot rear yard setback; the aforementioned rear yard setback variance is thereby requested. • The applicant has received approval from the Tuskawilla Point Homeowners Association for the proposed sunroom addition on 1/27/06. • The applicant has submitted plans for the sunroom to the Seminole County Building division on 12/15/05. • There is no record of prior variances having been granted for this property. • There are currently no code enforcement or building violations for this property. |
| STAFF FINDINGS | The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: |

| | |
|---------------------------------|--|
| | <ul style="list-style-type: none">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance. |
| STAFF RECOMMENDATION | <ul style="list-style-type: none">• Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the board should decide to grant a variance, staff recommends the following conditions of approval:<ul style="list-style-type: none">• Any variance granted shall apply only to the proposed sunroom addition as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the board, based on information presented at the public hearing. |



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX
COPY
APPL. NO. BV2006-012
01-13-06P02:33 RCVD

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- ☐ **VARIANCE** Currently 30' setback need to change to 12' setback
- ☐ **SPECIAL EXCEPTION** 01-21-10
- ☐ **LIMITED USE**
- ☐ ☐ SF DWELLING UNDER CONSTRUCTION ☐ MEDICAL HARDSHIP
- ☐ NIGHT WATCHMAN ☐ FAMILY HARDSHIP
- ☐ YEAR OF MOBILE HOME / RV (EXISTING) (PROPOSED)
- ☐ SIZE OF MOBILE HOME / RV ☐ TIME NEEDED
- ☐ PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

| PROPERTY OWNER | | AUTHORIZED AGENT* |
|----------------|-----------------------------|------------------------|
| NAME | <u>Mr + Mrs Rybinski</u> | <u>Eleanor Ellison</u> |
| ADDRESS | <u>908 Logenberry trail</u> | <u>2565 Park Dr</u> |
| | <u>Winter Springs FL</u> | <u>Sanford, FL</u> |
| PHONE 1 | | <u>32773</u> |
| PHONE 2 | | <u>407-322-3545</u> |
| E-MAIL | | |

PROJECT NAME: _____

SITE ADDRESS: L

CURRENT USE OF PROPERTY: Single Family Resident

LEGAL DESCRIPTION: Leg Lot 13 Tusawilla Point PB 23
PLS S1 + S2

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 24-21-30-501-0000-0130

UTILITIES: ☒ WATER ☐ WELL ☒ SEWER ☐ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 2, 27, 06
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT* [Signature]

DATE 1/13/06

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC**APPELLANT INFORMATION**

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): 150.00

COMMISSION DISTRICT

FLU / ZONING

R-1A/LOR

BCC HEARING DATE (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS

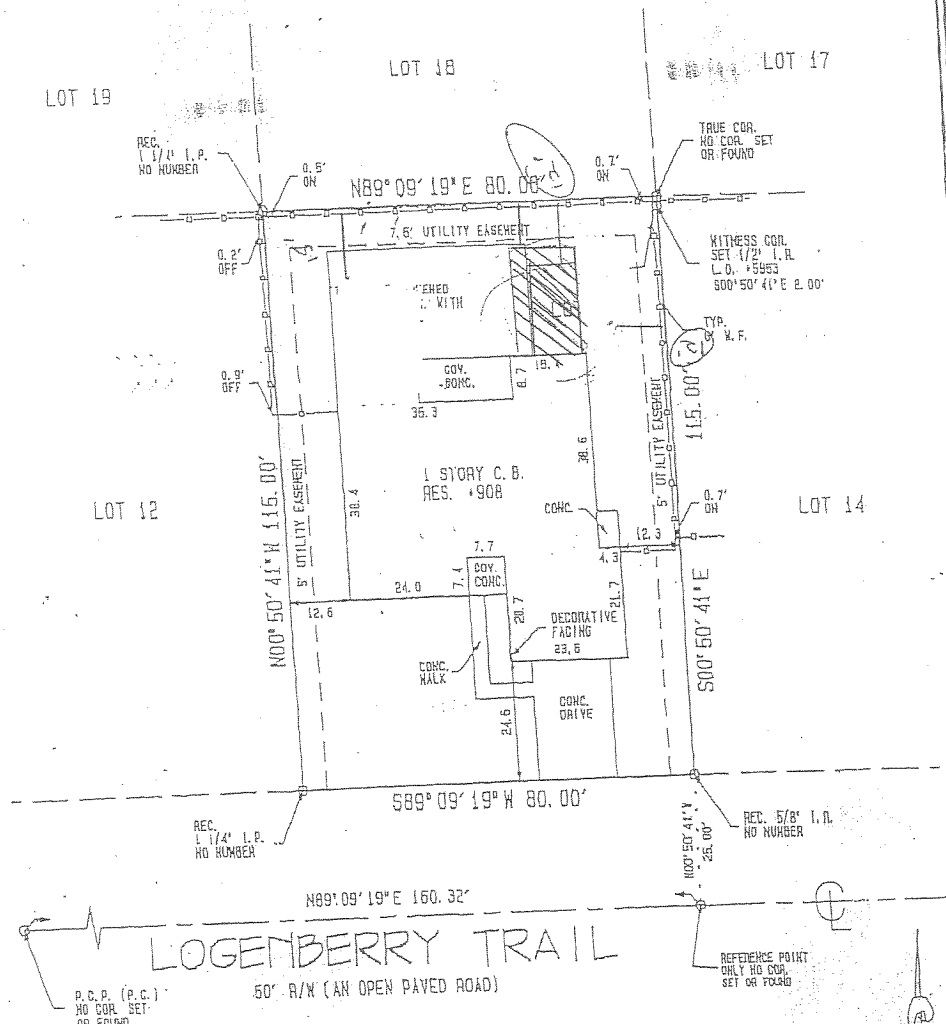
PLANNING ADVISOR

DATE

SUFFICIENCY COMMENTS

COPY

02-08-06A11:19 RCVD



NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE 1 INCH = 30 FEET
0 15 30

| | | | |
|---|--|---|--|
| PLAT OF SURVEY FOR: DAVID L. & ANGELA R. RYBINSKI LEGAL DESCRIPTION: LOT 13, TUSKAWILLA POINT, AS RECORDED IN PLAT BOOK 23, PAGE 81-82, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA | | DATE: 001025 JOB: 8/25/2000 | |
| ALSO CERTIFIED TO: DAVID L. & ANGELA R. RYBINSKI METRO TITLE STEWART TITLE GUARANTY COMPANY EAST-WEST MORTGAGE COMPANY | | | |
| THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATING MAP PANEL NUMBER 12112C 0145 E DATED APRIL 17, 1995 AND DETERMINED THAT THIS PROPERTY LIES IN FLOOD ZONE X | | CERTIFICATION I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 6107-3, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. NEVIL A. CAMPBELL, P.L.S., 3365 NOT VALID UNLESS SIGNED AND SEALED | |
| AAENGINEERING AND SURVEYING, INC. 670 HORATIO AVENUE KAITIAND, FLORIDA 32701 (904) 877-1411 FAX 877-1406 L.B. # 6953 | | TYPE OF SURVEY: BOUNDARY & IMPROVEMENTS LEGAL DESCRIPTION PROVIDED BY CLIENT BEARING BASED ON THE NORTH LINE OF LOT 13, AS SHOWN ON PLAT UNOBTAINED IMPROVEMENTS NOT LOCATED | |

- LEGEND:
- AND - RAIL AND DISC
 - HEAD - HEADLINE
 - TYP. - TYPICAL
 - C.B.W. - CONCRETE BLOCK WALL
 - C - CENTERLINE
 - P.I. - POINT OF INTERSECTION
 - P.E.C. - POINT OF REVERSE CURVE
 - W.F. - WOOD FENCE
 - P.O.B. - POINT OF BEGINNING
 - P.C.P. - POINT OF CURVE
 - P.C.R. - PERMANENT CONTROL POINT
 - C.V. - CONCRETE VORTEX
 - C.L.F. - CHAIN LINK FENCE
 - W.F. - WOOD FENCE
 - P.C.C. - POINT OF COMPOUND CURVE
 - R/W - RIGHT-OF-WAY
 - RES. - RESIDENCE
 - (P) - PLAT
 - (M) - MEASURED
 - P.T. - POINT OF TANGENCY
 - USE OR CO - DESCRIPTION
 - P.O.L. - POINT ON LINE
 - UTIL. - UTILITY
 - A - PLUMB
 - A - ALIGNMENT OF JOG
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - COR. - CORNER
 - CONC. - CONCRETE
 - CONC. - CONCRETE
 - C.L.P. - CONCRETE BLOCK
 - P.L.S. - PERMANENT REFERENCE MONUMENT
 - REC. - RESIDENT
 - D.I.U.E. - DRAINAGE & UTILITY EASEMENT

INSTALLERS LAYOUT SKETCH

VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

NOTICE:

THIS JOB HAS NOT BEEN CONFIRMED.
PLEASE FAX AN APPROVAL WHEN READY TO ORDER.

RELEASE APPROVED BY _____

CUSTOMER: FLORIDA EXTERIORS

JOB NAME: RYBINSKI, DAVID

2" WALLS

NO BOTTOM TRANSOM
THIS WALL ONLY

DEALER IS RESPONSIBLE
FOR BEAM SUPPORT
AT HOUSE WALL

LVL BEAM BY DEALER

WITH WOOD INSERT

ROOF
PITCH

ROOF
PITCH

ROOF
PANELS

ROOF
PANELS

SPLICE EXP.

18'-1 7/8"

22'-0"

3'-10 1/8"

8 5/8"

8 5/8"

36

WALL
STUD

44.5

WALL
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SWING

0

SWING

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WALL
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36

8 5/8"

5 1/2

10

55

DECO
POST

55

10

5 1/2

6'-6"

6'-6"

13'-0"

5 1/2

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16'-9 15/16"

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DESIGN CRITERIA FOR *RYBINSKI, DAVID* SUNROOM

- 1) BASIC WIND SPEED: 130 MPH
- 2) WIND IMPORTANCE FACTOR: 1
- 3) WIND EXPOSURE CATEGORY: B
- 4) EXPOSURE CLASS: PARTIALLY ENCLOSED
- 5) INTERNAL PRESSURE COEFFICIENT: 0.55
- 6) COMPONENTS AND CLADDING PRESSURES:

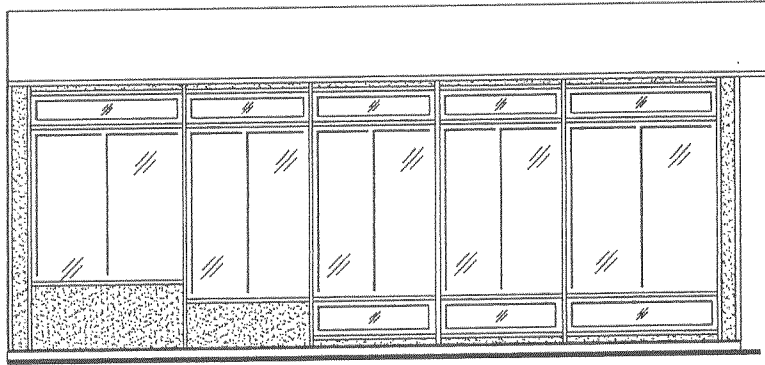
| | |
|---------------|----------------------|
| ROOF ZONE: 1: | +10.6 PSF, -28.6 PSF |
| ROOF ZONE: 2: | +10.6 PSF, -38.4 PSF |
| ROOF ZONE: 3: | +10.6 PSF, -46.2 PSF |
| WALL ZONE: 4: | +27.2 PSF, -29.8 PSF |
| WALL ZONE: 5: | +27.2 PSF, -34.3 PSF |

Robert A. Walz
 SIGNED AND SEALED
 ON 11/22/05

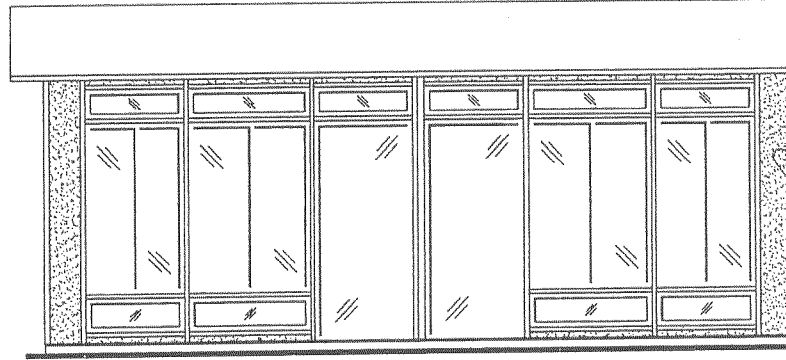
| | | | | |
|------------------------|----------------|-------------|-----------------------|-----------------------|
| DEALER: FLOR-EXT | 05W13632 | PH. () | TEMO SUNROOMS, INC. | ROBERT A. WALZ, PE |
| RYBINSKI, DAVID | | | 20400 HALL RD | 20400 HALL RD |
| | | | CLINTON TWP, MI 48038 | CLINTON TWP, MI 48038 |
| | | | PHONE: (586) 286-0410 | (877) 218-8366 X287 |
| | | | FAX: (586) 286-5409 | LIC # PE-0040456 |
| DRAWN BY: CHERYL BEDRA | DATE: 11/22/05 | SCALE: NONE | | |

ELEVATIONS

SHOWN WITH FACTORY GLASS TRANSOMS

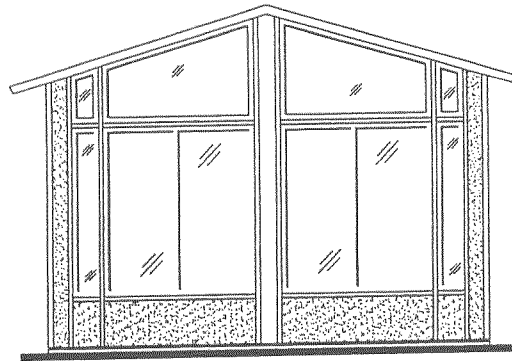


1



3

SHOWN WITH CUSTOM GLASS TRANSOMS



2

TOTAL WEIGHT OF TEMO PRODUCT: 2452.00 lbs

Robert A. Walz, PE
SIGNED AND SEALED
ON 11/22/05

TEMO SUNROOMS, INC.

20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-5409

ROBERT A. WALZ, PE
20400 HALL RD
CLINTON TWP, MI 48038
(877) 218-8366 X287
LIC # PE-0040456

PH. ()

05W13632

DEALER: FLOR-EXT

RYBINSKI, DAVID

908 LOGENBERRY TRAIL
WINTER SPRINGS, FL 32708

DRAWN BY: CHERYL BEDRA

DATE: 11/22/05

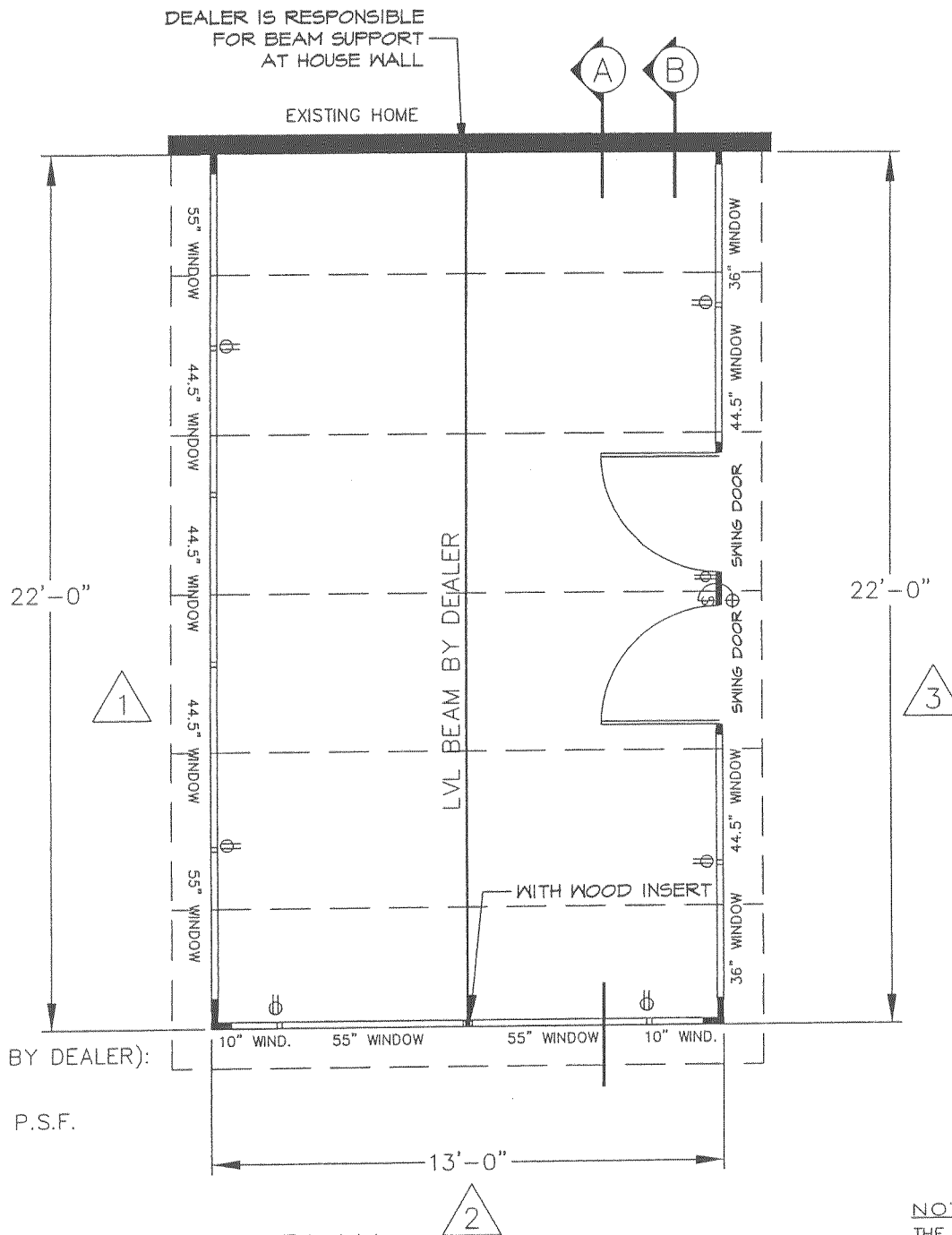
SCALE: NONE

ALL TEMO STRUCTURES ARE
DESIGNED IN ACCORDANCE
WITH CHAPTER 16 OF THE
FLORIDA BUILDING CODE.

NOTE: ALL OPERATING GLAZING
PRODUCTS SUPPLIED BY TEM
SUNROOMS INCLUDE TEMPERE.
HPG-2000 GLASS THAT CONFORMS
WITH CHAPTER 16 OF THE CODE

LEGEND:

\$ LIGHT SWITCH
 ⊕ LIGHT
 ⦿ RECEPTACLE
 ⊕ FAN



RECOMMENDED BEAM (SUPPLIED BY DEALER):
 2PLY x 9 1/4 LVL
 BASED ON A SNOW LOAD OF 10 P.S.F.

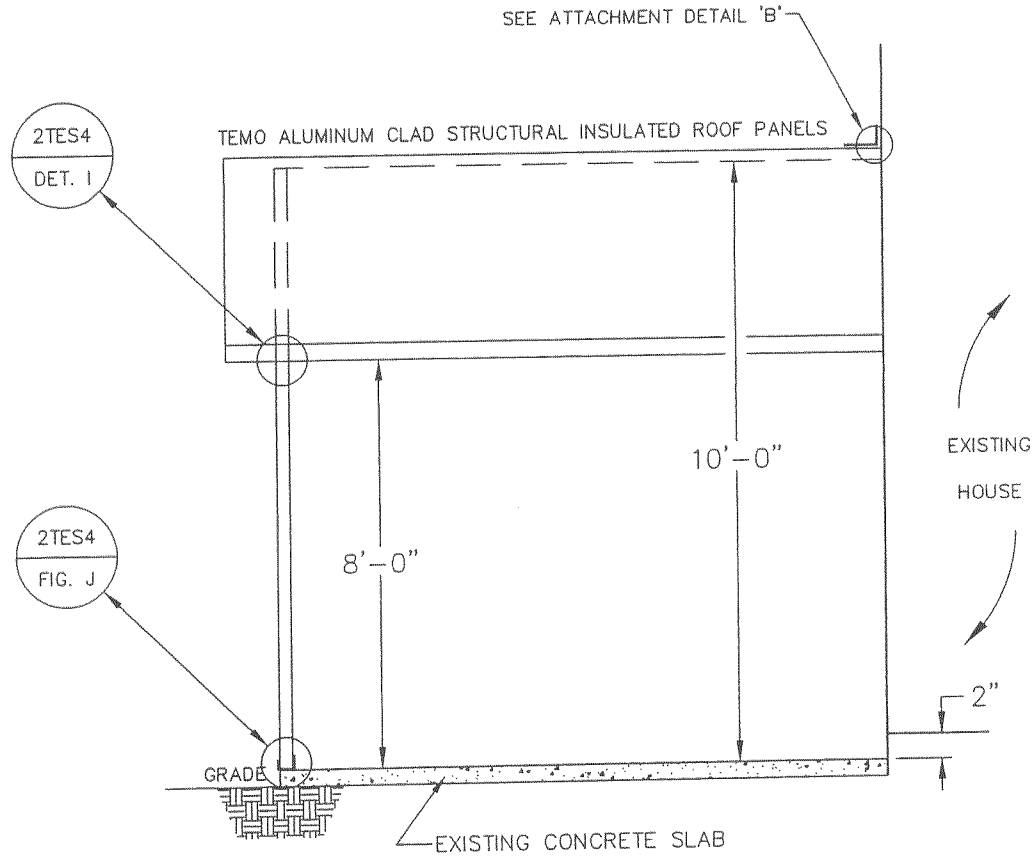
FRAME COLOR: SANDSTONE
 FACIA/TRIM: SANDSTONE
 INTERIOR KP: SANDSTONE
 EXTERIOR KP: SANDSTONE
 SKIN TYPE: TEMKOR

FLOOR PLAN
 NOTE: ENCLOSURE NOT TO BE USED
 AS A PERMANENT LIVING AREA

NOTE:
 THE SIDE WALL ATTACHMENT
 TO HOUSE IS A NON-LOAD
 BEARING CONNECTION.
 PROPERLY CAULK BOTH SIDES
 OF ALUMINUM EXTRUSION

Robert A. Walz, PE
 SIGNED AND SEALED
 ON 11/22/05

| | | |
|--|--|--|
| ROBERT A. WALZ, PE 20400 HALL RD CLINTON TWP, MI 48038 (877) 218-8366 X287 LIC #PE-0040456 | TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-5409 | |
| DEALER: FLOR-EXT 05W13632 PH. () RYBINSKI, DAVID 908 LOGENBERRY TRAIL WINTER SPRINGS, FL 32708 RAWN BY: CHERYL BEDRA DATE: 11/22/05 SCALE: NONE | | |



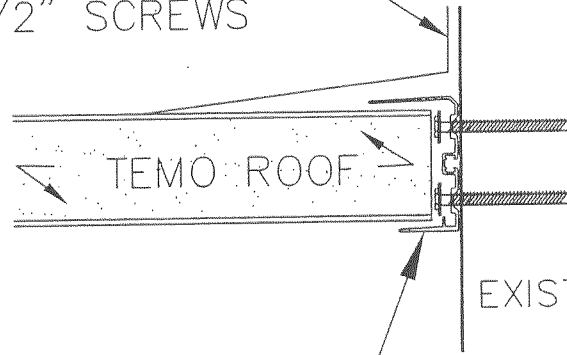
SECTION 'A'

USE STAINLESS STEEL or T₃ E DIPPED
GALVANIZED FASTENERS IN LACQ LUMBER

Robert A. Walz
SIGNED AND SEALED
ON 11/22/05

| | | | |
|------------------------|--|----------------|---|
| DEALER: FLOR-EXT | 05W13632 | PH. () | ROBERT A. WALZ, PE 20400 HALL RD CLINTON TWP, MI 48038 (877) 218-8366 X287 LIC # PE-0040456 |
| RYBINSKI, DAVID | 908 LOGENBERRY TRAIL WINTER SPRINGS, FL 32708 | DATE: 11/22/05 | TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-5409 |
| DRAWN BY: CHERYL BEDRA | SCALE: NONE | | |

METAL PREFLASH AND
CAULK TOP & BOTTOM
MOUNT W/ #8 X 1/2" SCREWS
@ 6" O.C.



HANGING RAIL MOUNTED
WITH 1/4" X 3-1/2" SCREWS
INTO EACH WALL STUD
STAGGERED TOP & BOTTOM

DETAIL 'B'

USE STAINLESS STEEL OR TRIPLE DIPPED
GALVANIZED FASTENERS INTO ACQ LUMBER

Robert A. Walz
SIGNED AND SEALED
ON 11/22/05

TEMO SUNROOMS, INC.

20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-5409

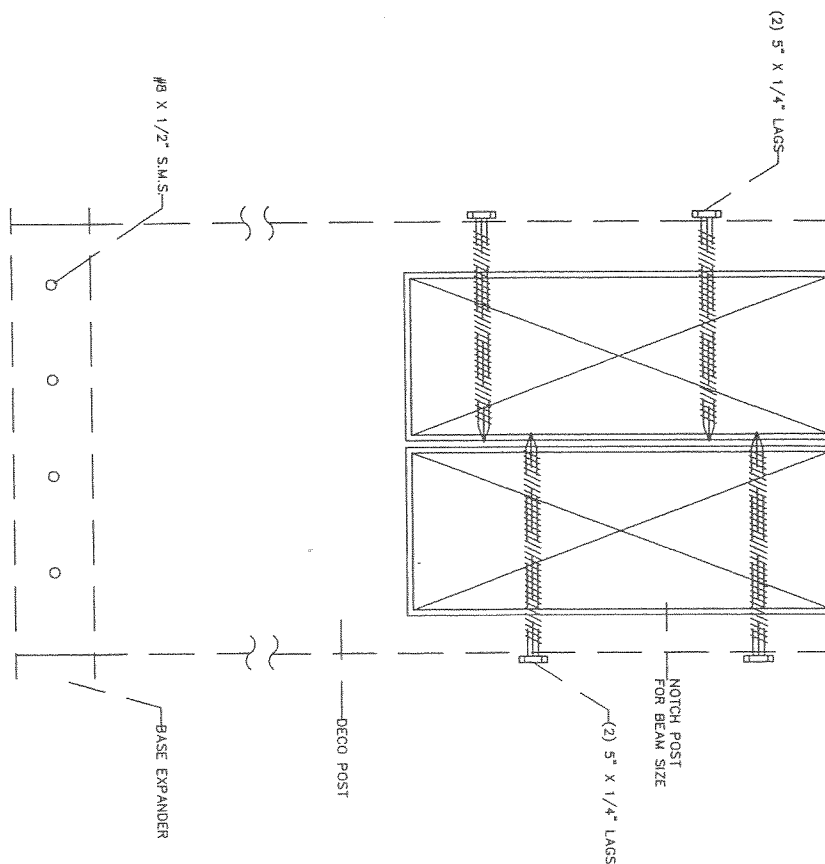
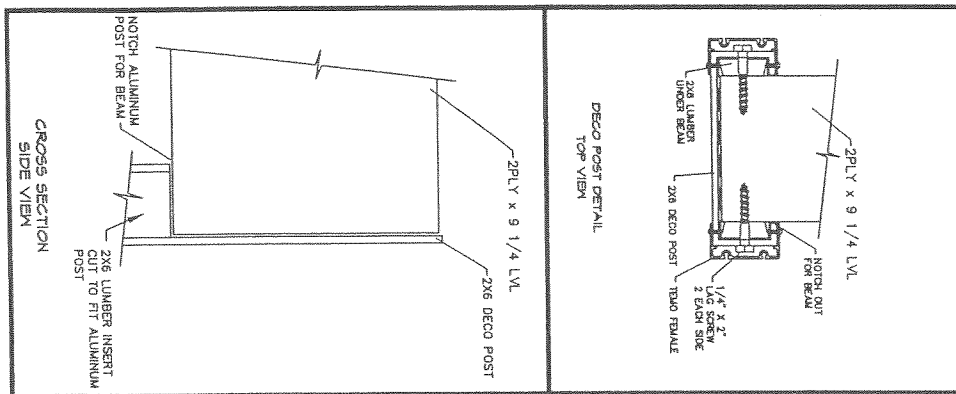
ROBERT A. WALZ, PE
20400 HALL RD
CLINTON TWP, MI 48038
(877) 218-8366 X287
LIC # PE-0040456

DRAWN BY: CHERYL BEDRA DATE: 11/22/05 PH. ()

RYBINSKI, DAVID

908 LOGENBERRY TRAIL
WINTER SPRINGS, FL 32708

SCALE: 1/4" = 1'



Robert A. Walz
SIGNED AND SEALED
ON 11/22/05

DEALER: FLOR-EXT 05W13632 PH. ()

RYBINSKI, DAVID

908 LOGENBERRY TRAIL
WINTER SPRINGS, FL 32708

DRAWN BY: CHERYL BEDRA DATE: 10/07/05 SCALE: .

TEMO SUNROOMS, INC.

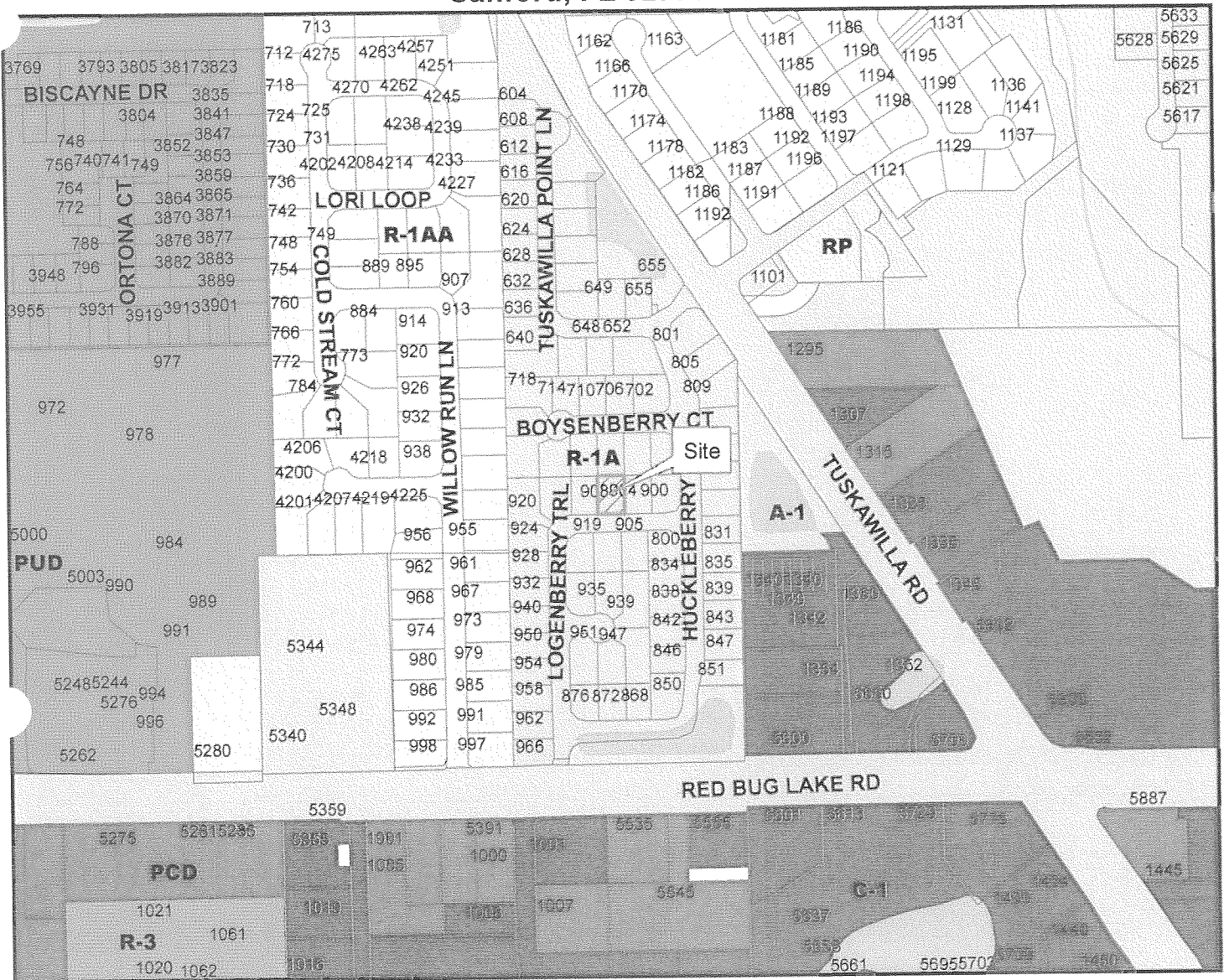
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-5409

ROBERT A. WALZ, PE

20400 HALL RD
CLINTON TWP, MI 48038
(877) 218-8366 X287
LIC # PE-0040456

| <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------|---|------------------|--------------------------|----------------------|------------|-------------------------|-----------|-------------------------|-------------|----------------------|-----------|----------------|---|--------------------|---------------|-----------------------|-----------|---------------|----------|----------------|-----------|---------------|---------|-------|-------|------------------|-----------|-----------|-----------------------|---------|-------|------------------|--------------------------|----------|----|----------------------|---------|-------|------|----------|----------|------------------|-----------------------|---------|-------|------|----------|----------|-----|---------------|---------|------------------|--------------------------|----------|----------|-----|---------------|---------|-------|------|----------|----------|-----|--|
| <p style="text-align: center;">GENERAL</p> <p>Parcel Id: 24-21-30-501-0000-0130</p> <p>Owner: RYBINSKI DAVID L & ANGELA R</p> <p>Mailing Address: 908 LOGENBERRY TRL</p> <p>City,State,ZipCode: WINTER SPRINGS FL 32708</p> <p>Property Address: 908 LOGENBERRY TRL WINTER SPRINGS 32708</p> <p>Subdivision Name: TUSKAWILLA POINT</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD</p> <p>Dor: 01-SINGLE FAMILY</p> | | <p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <table style="width: 100%;"> <tr> <td>Value Method:</td> <td>Market</td> </tr> <tr> <td>Number of Buildings:</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value:</td> <td>\$121,817</td> </tr> <tr> <td>Depreciated EXFT Value:</td> <td>\$11,122</td> </tr> <tr> <td>Land Value (Market):</td> <td>\$28,500</td> </tr> <tr> <td>Land Value Ag:</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value:</td> <td>\$161,439</td> </tr> <tr> <td>Assessed Value (SOH):</td> <td>\$136,364</td> </tr> <tr> <td>Exempt Value:</td> <td>\$25,000</td> </tr> <tr> <td>Taxable Value:</td> <td>\$111,364</td> </tr> <tr> <td>Tax Estimator</td> <td></td> </tr> </table> | Value Method: | Market | Number of Buildings: | 1 | Depreciated Bldg Value: | \$121,817 | Depreciated EXFT Value: | \$11,122 | Land Value (Market): | \$28,500 | Land Value Ag: | \$0 | Just/Market Value: | \$161,439 | Assessed Value (SOH): | \$136,364 | Exempt Value: | \$25,000 | Taxable Value: | \$111,364 | Tax Estimator | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Value Method: | Market | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Buildings: | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated Bldg Value: | \$121,817 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated EXFT Value: | \$11,122 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value (Market): | \$28,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value Ag: | \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Just/Market Value: | \$161,439 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed Value (SOH): | \$136,364 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exempt Value: | \$25,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxable Value: | \$111,364 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Estimator | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">SALES</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>09/2000</td> <td>03947</td> <td>1888</td> <td>\$146,300</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1995</td> <td>02896</td> <td>1479</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1993</td> <td>02689</td> <td>0320</td> <td>\$114,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>08/1990</td> <td>02215</td> <td>1142</td> <td>\$90,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>11/1989</td> <td>02125</td> <td>1145</td> <td>\$63,500</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1986</td> <td>01801</td> <td>1176</td> <td>\$89,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1984</td> <td>01553</td> <td>1242</td> <td>\$90,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1981</td> <td>01366</td> <td>1376</td> <td>\$83,400</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p> | | Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | WARRANTY DEED | 09/2000 | 03947 | 1888 | \$146,300 | Improved | Yes | WARRANTY DEED | 01/1995 | 02896 | 1479 | \$100 | Improved | No | WARRANTY DEED | 11/1993 | 02689 | 0320 | \$114,500 | Improved | Yes | SPECIAL WARRANTY DEED | 08/1990 | 02215 | 1142 | \$90,500 | Improved | No | CERTIFICATE OF TITLE | 11/1989 | 02125 | 1145 | \$63,500 | Improved | No | WARRANTY DEED | 12/1986 | 01801 | 1176 | \$89,000 | Improved | Yes | WARRANTY DEED | 06/1984 | 01553 | 1242 | \$90,000 | Improved | Yes | WARRANTY DEED | 11/1981 | 01366 | 1376 | \$83,400 | Improved | Yes | <p style="text-align: center;">2005 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$2,256</p> <p>2005 Tax Bill Amount: \$1,760</p> <p>Save Our Homes (SOH) Savings: \$496</p> <p>2005 Taxable Value: \$107,392</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 09/2000 | 03947 | 1888 | \$146,300 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/1995 | 02896 | 1479 | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 11/1993 | 02689 | 0320 | \$114,500 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPECIAL WARRANTY DEED | 08/1990 | 02215 | 1142 | \$90,500 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CERTIFICATE OF TITLE | 11/1989 | 02125 | 1145 | \$63,500 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 12/1986 | 01801 | 1176 | \$89,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 06/1984 | 01553 | 1242 | \$90,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 11/1981 | 01366 | 1376 | \$83,400 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">LAND</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>28,500.00</td> <td>\$28,500</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | LOT | 0 | 0 | 1.000 | 28,500.00 | \$28,500 | <p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 13 TUSKAWILLA POINT PB 23 PGS 81 & 82</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT | 0 | 0 | 1.000 | 28,500.00 | \$28,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">BUILDING INFORMATION</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1981</td> <td>7</td> <td>1,865</td> <td>2,420</td> <td>1,865</td> <td>CB/STUCCO FINISH</td> <td>\$121,817</td> <td>\$135,352</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">OPEN PORCH FINISHED / 56</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">GARAGE FINISHED / 483</td> </tr> <tr> <td colspan="3"></td> <td>Appendage / Sqft</td> <td colspan="6">OPEN PORCH FINISHED / 16</td> </tr> </tbody> </table> <p>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> | | | | | | | | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | 1 | SINGLE FAMILY | 1981 | 7 | 1,865 | 2,420 | 1,865 | CB/STUCCO FINISH | \$121,817 | \$135,352 | | | | Appendage / Sqft | OPEN PORCH FINISHED / 56 | | | | | | | | | Appendage / Sqft | GARAGE FINISHED / 483 | | | | | | | | | Appendage / Sqft | OPEN PORCH FINISHED / 16 | | | | | | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | SINGLE FAMILY | 1981 | 7 | 1,865 | 2,420 | 1,865 | CB/STUCCO FINISH | \$121,817 | \$135,352 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft | OPEN PORCH FINISHED / 56 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft | GARAGE FINISHED / 483 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft | OPEN PORCH FINISHED / 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">EXTRA FEATURE</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>POOL GUNITE</td> <td>1990</td> <td>480</td> <td>\$5,760</td> <td>\$9,600</td> </tr> </tbody> </table> | | | | | | | | | | Description | Year Blt | Units | EXFT Value | Est. Cost New | POOL GUNITE | 1990 | 480 | \$5,760 | \$9,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POOL GUNITE | 1990 | 480 | \$5,760 | \$9,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Eleanor Ellison
2565 Park Dr.
Sanford, FL 32773

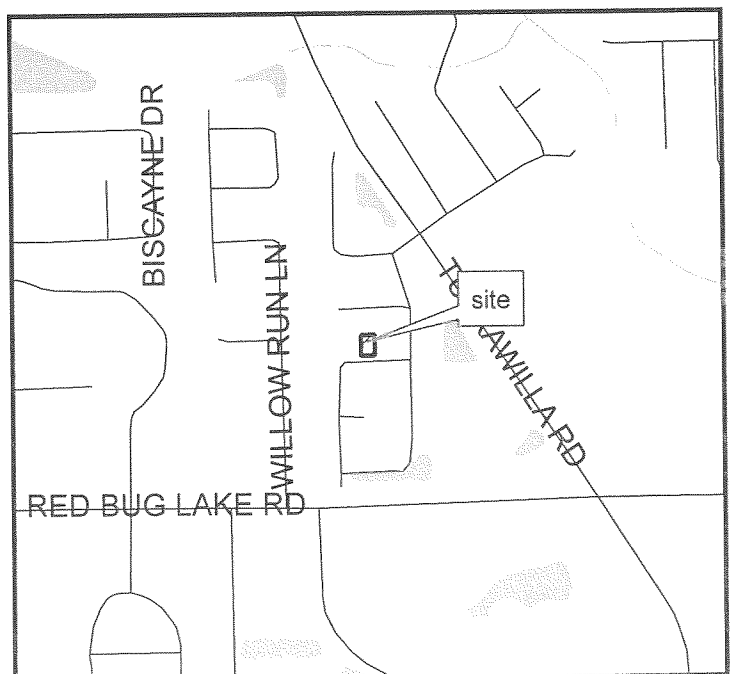


Seminole County Board of Adjustment
February 27, 2006
Case: BV2006-012
Parcel No: 24-21-30-501-0000-0130

Zoning

| | | | |
|--|----------------|--|------|
| | BV2006-012_Zon | | RP I |
| | A-1 | | C-1 |
| | R-1AA | | PUD |
| | R-1A | | PCD |
| | R-3 | | |

0 95 190 380 570 760 Feet



COPY

David Rybinski (HFS)

Subject: FW: Sunroom, Roof

-----Original Message-----

02-08-06A

From: DECharron@aol.com

Date: 01/29/06 13:42:47

To: drybinski@cfl.rr.com

Cc: naval.modani@bus.ucf.edu; Amy83066@cfl.rr.com; SaraBrknnr@aol.com

Subject: Sunroom, Roof

Mr. Rybinski:

Per your 1/27/06 email to Tuskawillapt@yahoo.com, this will serve to provide written approval by the Tuskawilla Point Homeowners' Association Board of Directors of your sunroom project as submitted on 11/27/05.

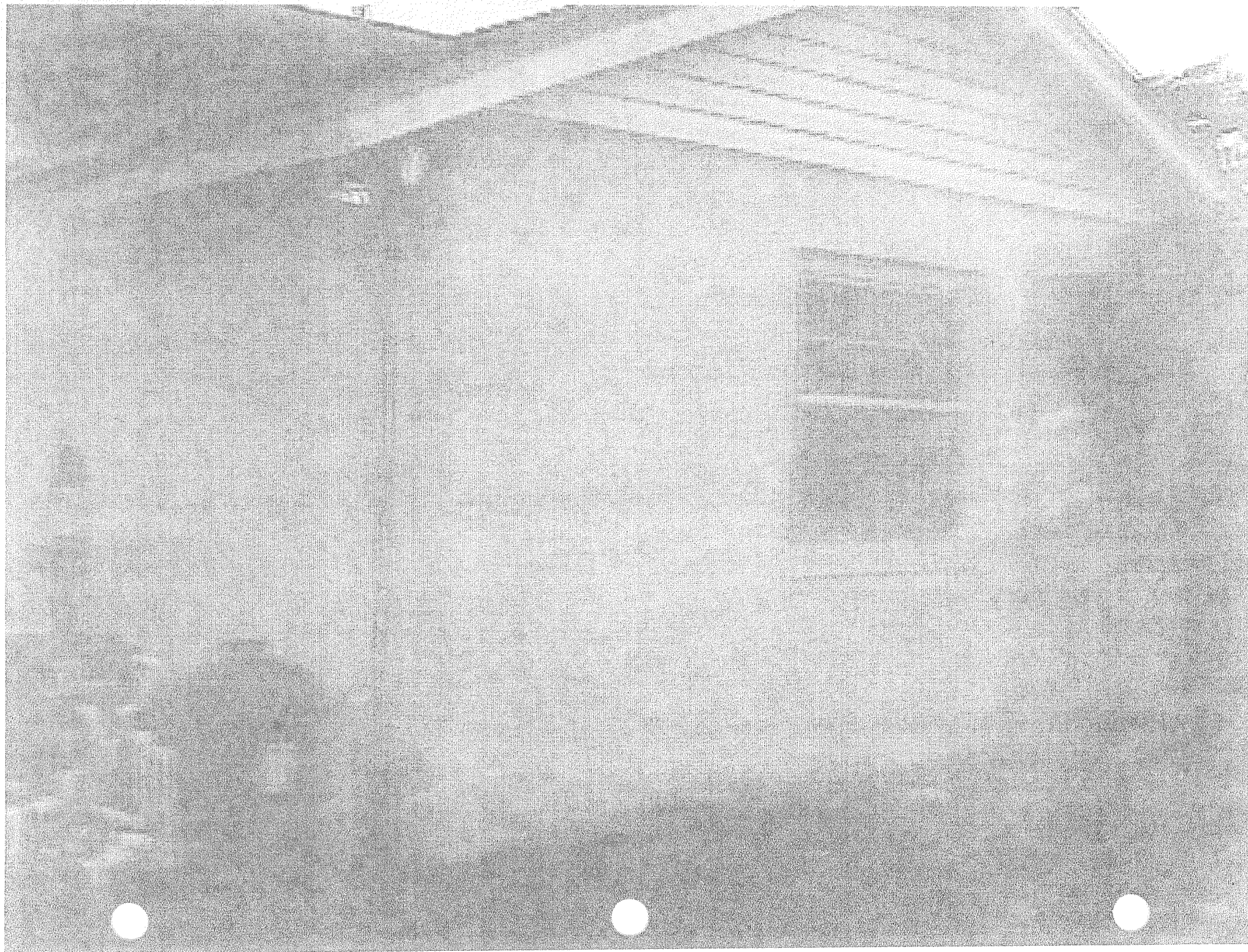
Jon Nawrocki

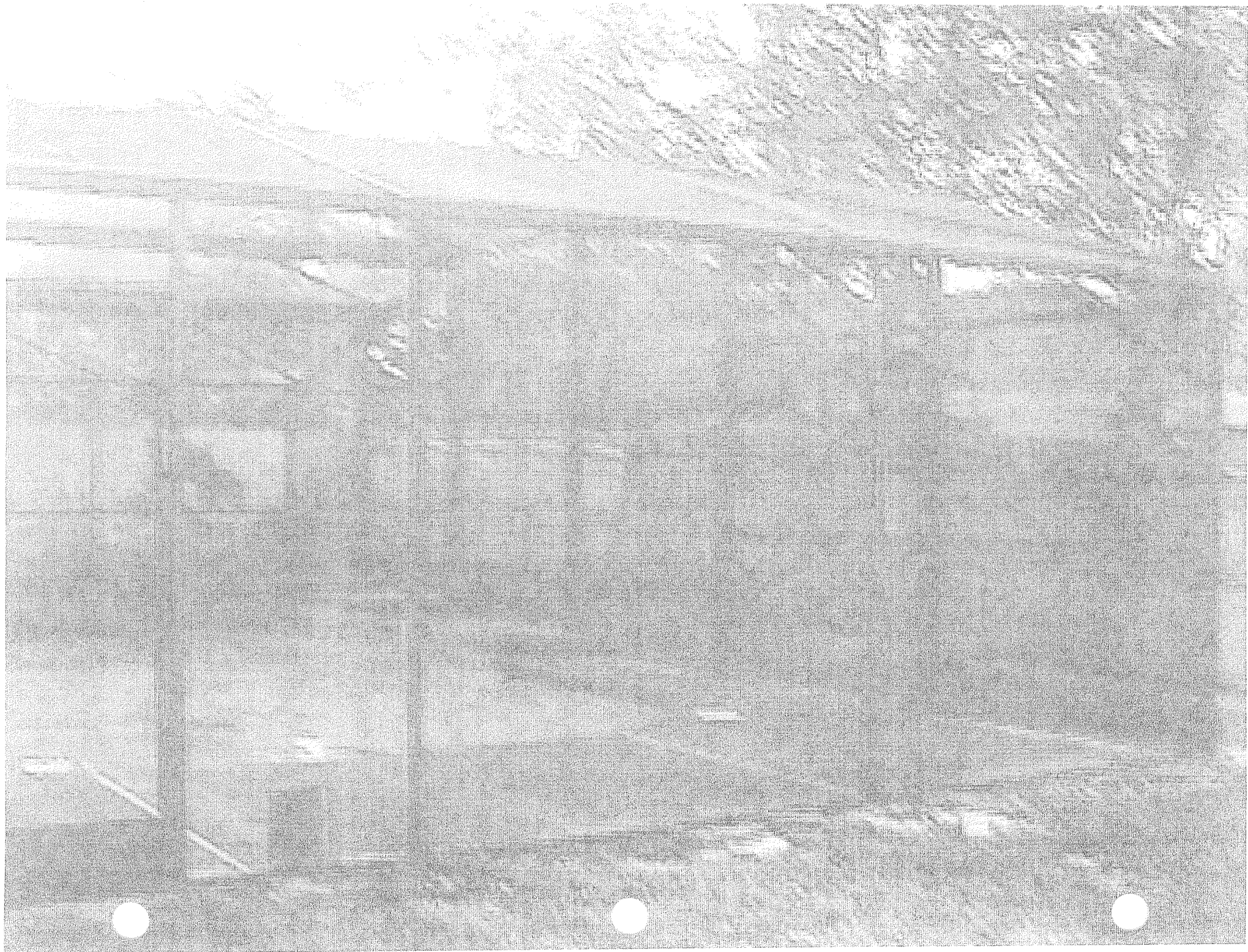
President

Tuskawilla Point Homeowners Association

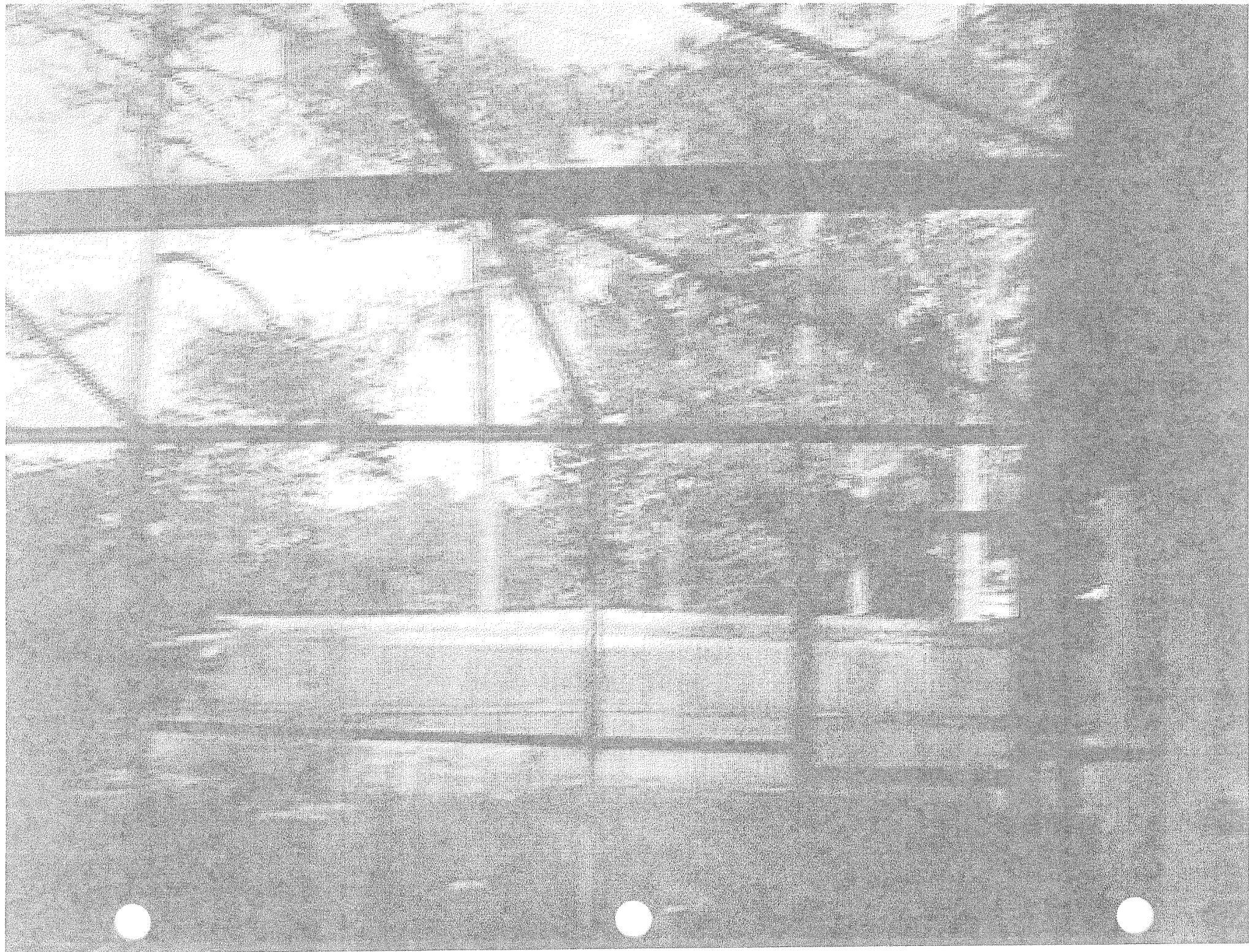
1/30/2006



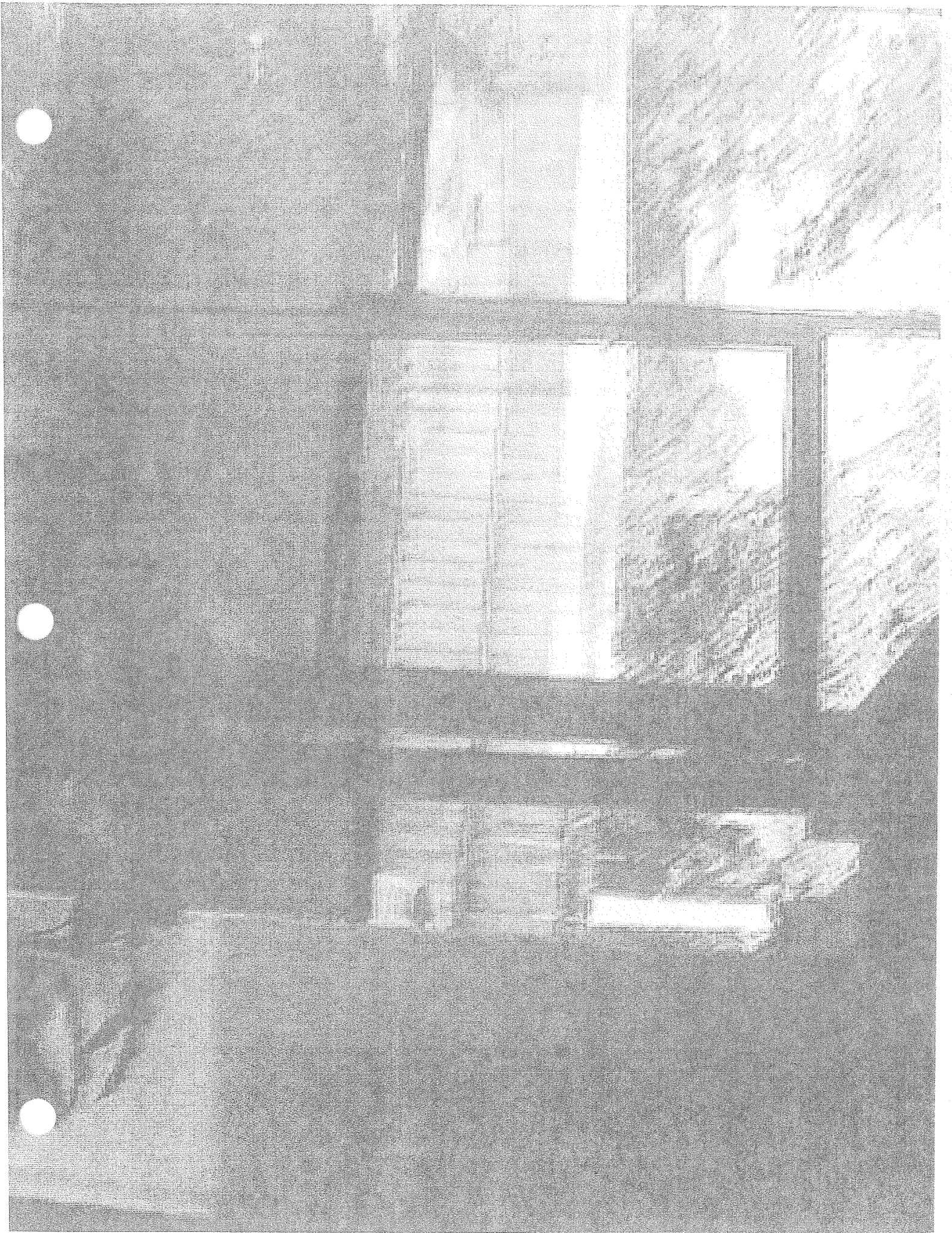


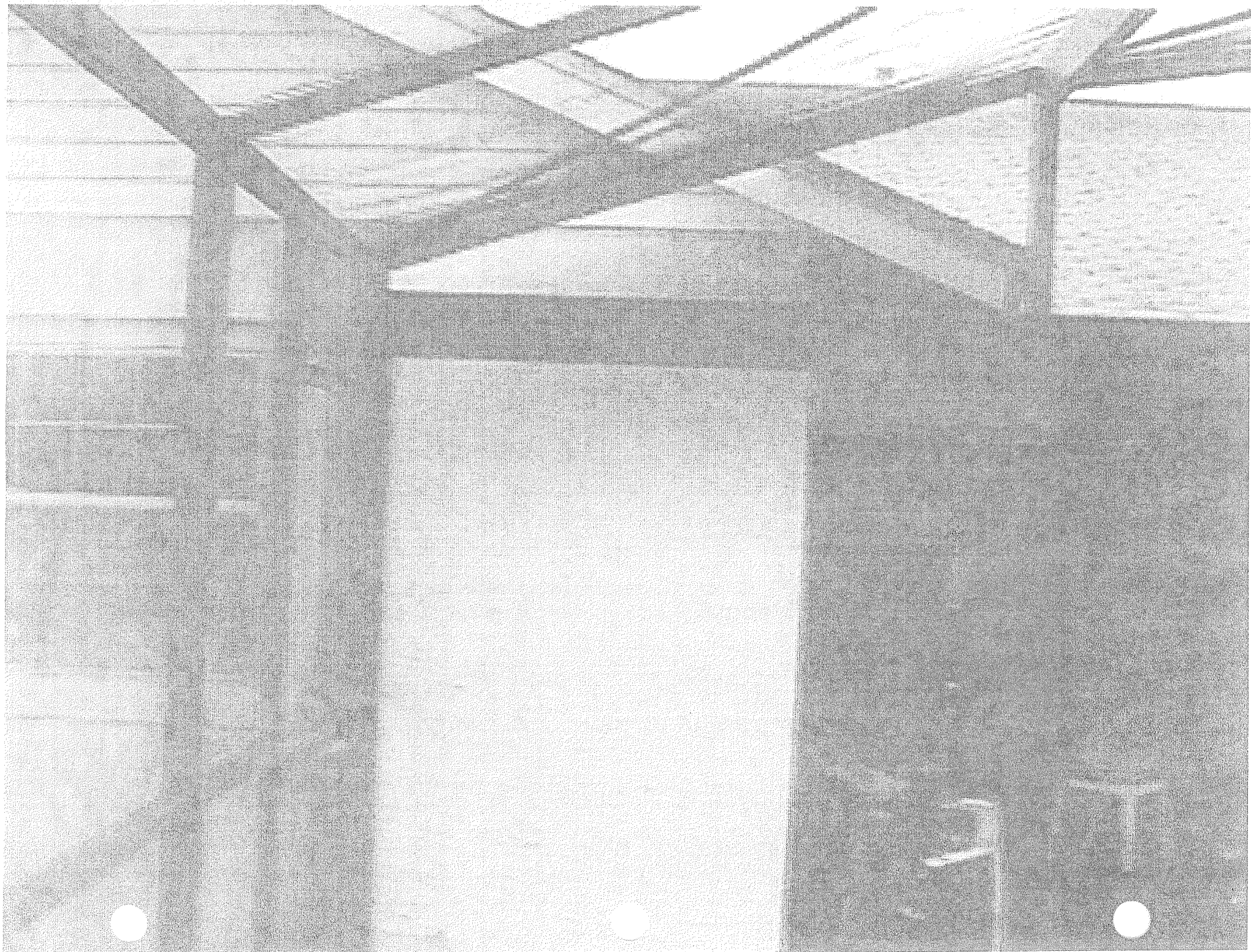














SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 27, 2006 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 13 TUSKAWILLA POINT PB 23 PGS 81 & 82

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: David & Angela Rybinski
908 Logenberry Trail
Winter Springs, FL 32708

Project Name: Logenberry Trail (908)

Requested Development Approval:

Request for a rear yard setback variance from 30 feet to 12 feet for a proposed sunroom addition in the R-1A (Single-Family Dwelling District).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Ian Sikonia, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 1. The variance granted will apply only to the proposed sunroom addition as depicted on the attached site plan.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____

Tony Walter
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: